

**TOWN OF NEEDHAM
CONSERVATION COMMISSION
MEETING MINUTES
Thursday, March 26, 2015**

LOCATION: Public Services Administration Building (PSAB), Charles River Room

ATTENDING: Paul Alpert, Janet Carter Bernardo, Artie Crocker (left @ 9:04 pm), Peter Oehlkers, Cory Rhoades, Sharon Soltzberg, Matthew Varrell (Director of Conservation), Debbie Anderson (Conservation Specialist)

GUESTS: Iris Alcorn, Rick Alcorn, Robert Almy, Jeff Birnbaum, Patricia Carey, Harvey Cohen, Dave DiCicco, Tom Lambert, Jeff Leer, Blake Martin, Ed Olsen, Alyssa Peck, Brandon Riley, Vincent Roy, Annemarie Seppenwolde, Diane Simonelli

P. Alpert opened the public meeting at 7:36 pm.

MISCELLANEOUS BUSINESS

MINUTES

Motion to approve the minutes of February 26, 2015 (as amended), by J. Carter Bernardo, seconded by C. Rhoades, approved 6-0-0

ENFORCEMENT & VIOLATION UPDATES

280 NEHOIDEN STREET

M. Varrell stated that Mrs. Journalist has appealed the fine that was issued by the Commission and a Court Hearing is set during the week of March 30, 2015.

1 ELIZABETH CIRCLE

M. Varrell stated that a violation has taken place at 1 Elizabeth Circle. The owner, Jeff Birnbaum is present. M. Varrell gave a brief overview of the project on the site and the violations. A large portion of the lot is located within the 200-foot Riverfront Area to Rosemary Brook, however; the plan submitted for the demo and re-build of the single-family home showed the work to be located outside of the 200-foot Riverfront Area and a Demo Memorandum was issued. M. Varrell had spoken with Mr. Birnbaum, regarding proposed tree removal, prior to the start of the Demo and Re-build of the single-family home. M. Varrell spoke with P. Alpert who determined a Permit would be necessary to remove the trees.

D. Anderson had been shown a revised Plan for the project by the Zoning Board of Appeals clerk that showed portions of proposed outside stairs and erosion controls inside the 200-foot Riverfront Area. D. Anderson contacted Mr. Birnbaum who explained he had already removed the trees because he had not heard back from M. Varrell and failed to follow-up with M. Varrell. On March 20, 2015, D. Anderson conducted a site visit and identified the following violations: no erosion controls were installed; soil was stockpiled within the 200-foot Riverfront Area; a large construction dumpster is located within the 200-foot Riverfront Area and there is very little vegetation remaining in the Riverfront Area and it is apparent the majority of the area has been disturbed during the construction process. D. Anderson contacted Mr. Birnbaum and required he install erosion controls at the limit of disturbance and contact M. Varrell to inspect the erosion controls on-site, which he did.

P. Alpert asked for confirmation that all the work had taken place in the outer 100-feet of the Riverfront Area. M. Varrell confirmed that it was. Mr. Birnbaum confirmed that nine (9) trees had been removed. P. Alpert stated that due to the number of trees removed that will need to be replaced at a 2:1 ratio, the Commission would require an after-the-fact Notice of Intent filing. Mr. Birnbaum stated the Plan had been revised and the portion of the stairs located in the Riverfront Area had been pulled out. The Commission will hold off considering issuing fines until they receive the after-the-fact filing. Mr. Birnbaum will file the after-the-fact Notice of Intent, including a proposed Landscape Plan, by April 23, 2015 to be on the Conservation Commission Agenda for the May 14, 2014 Meeting.

HEARINGS

46 BORDER ROAD - NOTICE OF INTENT (DEP File #234-7XX)

Applicant: Matthew Borrelli, Needham Enterprises, LLC

Project: The Applicant proposes to demolish and rebuild a single family dwelling with associated appurtenances including driveway, grading, and landscaping. Additionally, the Applicant proposes to restore Bordering Vegetated Wetlands through the planting of native shrubs. The majority of work is proposed within previously disturbed portions of the 200-foot Riverfront Area (to Rosemary Brook) and the 100-foot Buffer Zones to Bordering Vegetated Wetlands and Bank. Disturbed Riverfront Area will be mitigated by a restoration planting plan.

Present for the Applicant: Diane Simonelli of Field Resources, Inc.

Supporting Documents include:

- ❑ WPA Form 3 – Notice of Intent and supporting documents received March 12, 2015
- ❑ Needham Wetlands Protection Bylaw Application for Permit received March 12, 2015
- ❑ Plan entitled: “Conservation Commission Site Plan of Land 46 Border Road Needham, Mass.”, prepared by Field Resources, Inc. stamped and signed by Bradley J. Simonelli, P.L.S. #47581, dated February 12, 2015.
- ❑ Letter from Leah D. Basbanes of Basbanes Wetland Consulting, dated 18 March 2015, requesting a Waiver of Regulations and Waiver of Filing Fees.
- ❑ Plan entitled: “Conservation Commission Site Plan of Land 46 Border Road Needham, Mass.”, prepared by Field Resources, Inc. stamped and signed by Bradley J. Simonelli, P.L.S. #47581, dated February 12, 2015 (revised March 19, 2015).
- ❑ **Plan entitled: “Conservation Commission Site Plan of Land 46 Border Road Needham, Mass.”, prepared by Field Resources, Inc. stamped and signed by Bradley J. Simonelli, P.L.S. #47581, dated February 12, 2015 (revised March 27, 2015).**

P. Alpert opened the public hearing at 7:45 p.m. Diane Simonelli of Field Resources, Inc. represented the Applicant and presented the proposed project.

- D. Simonelli stated that the proposed project consists of the demolition of the existing single-family house and construction of a new single-family dwelling. She explained the wetland delineation had depended on soils for identification as there is little vegetation in the area. The property abuts Rosemary Brook.
- A revised Plan had been submitted the day before the meeting but the Commission did not have copies to review. P. Alpert asked D. Simonelli to give a review of the differences between the original and revised plans. D. Simonelli explained that the main difference was the addition of the mitigation planting area.

- D. Simonelli explained that the Town Arborist had come to the site and suggested they consider removing additional trees that may be a hazard including several apple trees. The Applicant is proposing replacing some of the trees with apple trees. Some of the proposed trees have been relocated on the plan per suggestion of M. Varrell to help delineate the edge of the wetland resources. Highbush Blueberry shrubs will be installed in the BVW. M. Varrell had asked for some changes to the proposed shrub species and planting locations, which are reflected on the revised plan.
- The existing house is 1,489 square feet and the proposed house is 2,740 square feet. A cultec system is proposed for the additional roof runoff infiltration. Grading changes and a small retaining wall are proposed. The existing driveway will be removed and replaced further from Rosemary Brook.
- D. Simonelli stated that 11 trees will be removed and 21 are proposed for replacement. However, the proposed installation of Viburnum specimens was mistakenly added to the total as trees, when they are actually shrubs.

Comments from the Commission:

- S. Soltzberg asked for clarification regarding proposed tree and shrub species and offered her recommendations for species that may do better on site than those proposed.
- P. Alpert noted that DEP had not yet issued a file number and the Commission had only received the revised plan the day previous. Therefore, the hearing will need to be continued.
- A. Crocker asked for clarification of why the trees are being removed in the area that they create a natural fence. He pointed out that they were not proposing replacing the trees in the same location. There is a discrepancy between the existing plan and the revised plan as to planting location.
- M. Varrell stated that the Riverfront Area Analysis had been submitted the day previous.
- P. Alpert stated his concern that a portion of the proposed house is located within the 25-foot Buffer Zone and asked D. Simonelli to work with the Applicant to get the house completely outside of the 25-foot Buffer Zone or give a valid reason why it can't be moved per the Waiver Request.
- J. Carter Bernardo found the proposed infiltration system to be adequate.
- M. Varrell stated that he had visited the site and was in general agreement with the wetlands boundary. However, he had noted a swale in the area where the abutters have stated flooding occurs. He will go back to the site, now that snow has melted, and re-check the area to confirm or amend the wetland boundary.
- M. Varrell questioned whether the existing house had a sump pump or whether the proposed house had perimeter drains and, if so, where they discharge.

Comments from the Public:

- An abutter, Harvey Cohen, asked for clarification as to how the survival of the proposed plantings would be monitored. D. Simonelli explained that the Order of Conditions generally requires a two-year monitoring requirement. Mr. Cohen explained that the property has lost trees and shrubs due to the high water table in the back area of the lot.
- An abutter, Jeff Leer stated that the wet area described by Mr. Cohen was not delineated by the Applicant's wetlands consultant.

Motion to continue the Hearing for 46 BORDER ROAD (DEP FILE #234-7XX) to April 9, 2015 at 8:30 pm, for DEP File number, revised Plan submittal and review of additional material submitted, by J. Carter Bernardo, seconded by C. Rhoades, approved 6-0-0.

LOT 101 (945) WEBSTER STREET – NOTICE OF INTENT (DEP FILE #234-733)

Applicant: Thomas Lambert, 945 Webster Street, LLC

Project: This project is part of a two-lot subdivision of a lot with an existing single-family dwelling. The project includes the proposed razing of an existing house which exists on both lots. Proposed work on the lot know as Lot 101 includes the demolition of a portion of the existing house; demolition of a portion of the existing pool patio; the construction of a single-family house with attached garage; installation of retaining walls; grading; drywell installation; tree removal, installation of mitigation plantings and removal of an existing shed located within the 25-foot Buffer Zone to Bordering Vegetated Wetlands. Portions of the new house construction are located within the 100-foot Buffer Zone.

Present for the Applicant: Diane Simonelli, Field Resources, Inc.

Supporting Documents include:

- ❑ WPA Form 3 – Notice of Intent and supporting documents received March 12, 2015
- ❑ Needham Wetlands Protection Bylaw Application for Permit received March 12, 2015
- ❑ Plan entitled: “Conservation Commission Site Plan of Land, 945 Webster Street (Lot 101), Needham Mass.”, prepared by Field Resources, Inc., stamped by Bradley J. Simonelli, P.L.S. No. 47581, dated 2/12/15 (revised 3/19/15).
- ❑ Letter requesting a Waiver for work in the 25-foot Buffer Zone at 945 Webster Street (Lot 101), Needham, Massachusetts, prepared by Basbanes Wetland Consulting, dated 3/18/2015.
- ❑ **Plan entitled: “Conservation Commission Site Plan of Land, 945 Webster Street (Lot 101), Needham Mass.”, prepared by Field Resources, Inc., stamped by Bradley J. Simonelli, P.L.S. No. 47581, dated 2/12/15 (revised 3/23/15).**

P. Alpert opened the public hearing at 8:30 p.m. D. Simonelli represented the Applicant and gave the Commission an overview of the proposed project.

- D. Simonelli described the work for Lots 101 & 102 concurrently.
- The lot is currently occupied by a house dating from the 1800’s which will be demolished and replaced with two single family homes as part of an approved two-lot subdivision. A pool is located at the rear.
- A shed located within the 25-foot Buffer Zone is located on sona-tubes and will be removed. A Waiver Request was submitted for the removal. A Request to waive the Waiver Fee was also submitted. The area will then be planted with replacement trees.
- Lot 101 will have an addition of 1,100 square feet of impervious area and Lot 102 will have a reduction of impervious area by 1,400 square feet. The resulting runoff was divided evenly between the two lots via culverts.
- Retaining walls are proposed on both lots.
- A patio is proposed for Lot 102 and deck is proposed for Lot 101.
- An arborist had visited the site and suggested a “half moon” tree well be installed around one of the trees. He determined that the small amount of fill proposed would not affect the trees negatively.

Comments from the Commission:

- M. Varrell specified that mulch tube be used as the erosion control barrier.
- P. Alpert noted they had received the revised plan the day prior and no DEP File number has been issued.
- S. Soltzberg questioned some of the planting choices.
- P. Alpert summarized that 13 trees were to be removed and 23 trees were to replace them. He asked if they could propose 26 trees total to cover the 2:1 tree replacement guidelines.
- M. Varrell stated that he does not have a copy of the most recently revised plan.
- J. Carter Bernardo questioned the location of the proposed infiltration systems. She also stated that she does not want the foundation drain to go into street.
- P. Alpert asked that D. Simonelli correct the Applicant and their address on various forms submitted with the filing.

Comments from the Public:

None

Motion to continue the Hearing for LOT 101 (945) WEBSTER STREET (DEP FILE #234-733) to April 9, 2015 at 8:45 pm, for DEP File number and review of additional material submitted, by J. Carter Bernardo, seconded by S. Soltzberg, approved 6-0-0.

LOT 102 (945) WEBSTER STREET – NOTICE OF INTENT (DEP FILE #234-732)

Applicant: Thomas Lambert, 945 Webster Street, LLC

Project: This project is part of a two-lot subdivision of a lot with an existing single-family dwelling. The project includes the proposed razing of an existing house which exists on both lots. Proposed work on the lot know as Lot 102 includes the demolition of a portion of the existing house; demolition of the existing pool and patio area; construction of a single-family house with attached garage; installation of retaining walls; grading; drywell installation; tree removal, and installation of mitigation plantings within the 100-foot Buffer Zone to Bordering Vegetated Wetlands. Portions of the new house construction are located within the 100-foot Buffer Zone.

Present for the Applicant: Diane Simonelli, Field Resources, Inc.

Supporting Documents include:

- ❑ WPA Form 3 – Notice of Intent and supporting documents received March 12, 2015
- ❑ Needham Wetlands Protection Bylaw Application for Permit received March 12, 2015
- ❑ Plan entitled: “Conservation Commission Site Plan of Land, 945 Webster Street (Lot 102), Needham Mass.”, prepared by Field Resources, Inc., stamped by Bradley J. Simonelli, P.L.S. No. 47581, dated 2/12/15 (revised 3/19/15).
- ❑ **Plan entitled: “Conservation Commission Site Plan of Land, 945 Webster Street (Lot 102), Needham Mass.”, prepared by Field Resources, Inc., stamped by Bradley J. Simonelli, P.L.S. No. 47581, dated 2/12/15 (revised 3/23/15).**

P. Alpert opened the public hearing at 8:30 p.m. D. Simonelli represented the Applicant and gave the Commission an overview of the proposed project.

- D. Simonelli described the work for Lots 101 & 102 concurrently (see above).

Motion to continue the Hearing for LOT 102 (945) WEBSTER STREET (DEP FILE #234-732) to April 9, 2015 at 8:45 pm, for DEP File number and review of additional material submitted, by J. Carter Bernardo, seconded by S. Soltzberg, approved 6-0-0.

WELL 3 INSTALLATION – CHARLES RIVER STREET – NOTICE OF INTENT (DEP FILE #234-7XX)

Applicant: Town of Needham – DPW – Water & Sewer Division

Project: The proposed project includes the installation of a new municipal drinking water well to replace existing Well #3 and completion of an associated pumping test. Work is proposed within Bordering Land Subject to Flooding, Vegetated Wetlands, the 200-foot Riverfront Area to the Charles River and the 100-foot Buffer Zones to Bordering Vegetated Wetlands and Inland Bank.

Present for the Applicant: Vinny Roy, Superintendent of Needham Water & Sewer Division, Blake Martin and Robert Almy of Weston & Sampson

Supporting Documents include:

- ❑ Notice of Intent and supporting documents, received March 11, 2015
- ❑ Needham General Wetlands Protection Bylaw application, received March 11, 2015
- ❑ Plan entitled “Town of Needham, Massachusetts Well No. 3 Replacement”, prepared Weston & Sampson, dated April 2015, stamped by Francis M. Ricciardi, P.E. No. 41689
- ❑ Memorandum to the Town of Needham Conservation Commission from Robert Almy of Weston & Sampson, dated April 8, 2015.

P. Alpert opened the public hearing at 8:50 p.m. Vinny Roy gave the Commission an overview of the proposed project.

- The proposed project includes the replacement of Well #3 at 914 Charles River Street.
- Weston & Sampson was retained to design the well. Blake Martin of Weston & Sampson stated they were still in the process of putting together the site plan but wanted to come before the Commission to describe the project and discuss any concerns they may have.
- The project consists of three parts:
 - Drilling the well
 - The pumping test will require a discharge to the Charles River but no trees or vegetation are proposed to be removed. An energy dissipation device will be employed to slow the discharge and prevent erosion.
 - Installation of a water main next to the pumping station.
- Straw wattles will be installed.

Comments from the Commission:

- M. Varrell noted they will need to file with ZBA. B. Martin stated they are working with ZBA to put together a filing. P. Alpert stated that before the Conservation Commission can issue a Permit, the Applicant must have at least filed with the ZBA.
- A. Crocker asked for clarification as to where the well would be installed in relation to the existing building and well.

- J. Carter Bernardo asked for clarification regarding the pump test discharge location and erosion controls. DEP approves the pumping test plan.

Comments from the Public:

- A group of abutters asked for clarification of the proposed project. V. Roy provided them with further details. He explained that no trees would be cut and the abutters would not be affected.

Motion to continue the public hearing for WELL #3 INSTALLATION AT 914 CHARLES RIVER STREET (DEP FILE #234-730) to April 9, 2015 at 9:00 pm by J. Carter Bernardo, seconded by C. Rhoades, approved 6-0-0.

98 GROSVENOR ROAD – continued ABBREVIATED NOTICE OF INTENT (DEP FILE #234-728)

Applicant: Elite Home Builders, LLC

Project: The project consists of grading of the rear yard within the 100-foot Buffer Zone to Bordering Vegetated Wetlands associated with new home construction located outside the Buffer Zone.

Present for the Applicant: Diane Simonelli of Field Resources, Inc.

Supporting Documents include:

- WPA Form 3 – Notice of Intent and supporting documents received February 12, 2015
- Needham Wetlands Protection Bylaw Application for Permit received February 12, 2015
- Tree Evaluation Letter from Kray A. Small, Certified Arborist #1797, dated February 24, 2015.
- **Plan entitled: “Conservation Commission Plan of Land 98 Grosvenor Road Needham, Mass.”, prepared by Field Resources, Inc., stamped and signed by Bradley J. Simonelli, P.L.S. No. 47581, dated January 19, 2015 (revised February 26, 2015).**

P. Alpert recused himself due to his absence at the first hearing. J. Carter Bernardo opened the public hearing at 9:02 p.m. D. Simonelli represented the Applicant.

- The hearing had been continued for lack of a DEP File number which has since been issued.

Motion to close the public hearing for 98 GROSVENOR ROAD (DEP File #234-728), by J. Carter Bernardo, seconded by C. Rhoades, approved 4-0-2. P. Alpert and A. Crocker abstained

Motion to issue an Order of Conditions for 98 GROSVENOR ROAD (DEP File #234-728), by P. Oehlkers, seconded by S. Soltzberg, approved 4-0-1. P. Alpert abstained, A. Crocker not present

NOTICE OF INTENT (DEP FILE #234-726) – NEWMAN FIELDS AND EASTMAN CONSERVATION AREA IMPROVEMENTS PROJECT

Applicant: Edward Olsen, Town of Needham Superintendent of Parks & Forestry

Owner: Town of Needham School Department

Projects: Newman Elementary School Field Complex improvements including: re-grading of existing field area; soil amendments for improved turf performance and play, major stormwater improvements and vegetation management.

Eastman Conservation Area/Wetland Resource Area improvements including: to enhance outdoor environmental learning, the project will replace the deteriorated boardwalk and deck systems with new ADA compliant boardwalks, at-grade trails, overlooks, piers, interpretive signage and related enhancements. The new boardwalk areas will require 80 new helical piles and 80 “sleepers” for support above wetland areas.

Present for the Applicant: Edward Olsen, Superintendent of Parks and Forestry, Brandon Riley and Alyssa Peck of Weston & Sampson

Supporting Documents include:

- * WPA Form 3 – Notice of Intent and supporting documents, received February 13, 2015
- * Needham Wetlands Protection Bylaw Application for Permit, received February 13, 2015
- * Plans entitled (received February 13, 2015): “Plans for the Construction of Newman Playing Fields and Eastman Conservation Area Improvements Project” (27 Sheets), prepared by Weston & Sampson, stamped and signed by S. Roger Alcott, P.E. No. 41254, dated February 2015.
- * Stormwater Report, prepared by Weston & Sampson, stamped and signed by S. Roger Alcott, P.E. No. 41254, dated February 12, 2015.
- * **Revised Notice of Intent Application (received March 18, 2015) under the MA Wetlands Protection Act and the Town of Needham General Wetlands Protection By-law, prepared by Weston & Sampson, dated February 12, 2015 (revised March 18, 2015).**
- * **Plans entitled (received March 18, 2015): “Plans for the Construction of Newman Playing Fields and Eastman Conservation Area Improvements Project” (29 Sheets), prepared by Weston & Sampson, stamped and signed by S. Roger Alcott, P.E. No. 41254, dated February 2015 (Revised March 18, 2015).**
- * **Plan entitled (received March 26, 2015): “Sheet Number E-L2.00 Eastman Erosion and Sedimentation Control Plan”, prepared by Weston & Sampson, stamped and signed by S. Roger Alcott, P.E. No. 41254, dated February 12, 2015 (Revised March 26, 2015).**
- * **Letter from Brandon Riley of Weston & Sampson RE: Response to DEP Letter Regarding NOI Submission Newman Fields and Eastman Conservation Area Improvements Project, dated March 26, 2015**

P. Alpert opened the public meeting at 7:50 p.m. J. Carter Bernardo chaired the hearing as P. Alpert was not present for the first hearing. E. Olson re-introduced the Project Team from Weston & Sampson, B. Riley and A. Peck to the Commission:

- Brandon Riley detailed any changes made to the Plans including:
 - Changes to the erosion & sedimentation plan, to minimize impact where swamp matting is proposed, the matting size has been reduced from 8-feet wide to 4-feet wide.
 - In some areas, the field pathway had impacts on wetland areas. The paths have been re-routed to avoid the wetlands altogether.
 - The outlet structures were redesigned to include riprap stilling basins.
 - The original invasive species control plan had removals right up to the wetland edge. The revised plan pulls the work back to 6-feet from wetland edge. The invasive species control plan has been revised to include selective removal instead of a clearcut of that area. The areas will be loamed and live-staked following removals.
 - The major change to the Eastman area involves the size and location of the replication area. Because wetland impacts had been reduced at the fields, the replication area size has been decreased to 910 square feet. The location of the replication area has been revised after

consultation with M. Varrell and shown on the plan. M. Varrell will coordinate with the teachers in the school science center to enable the students to utilize the replication area as “teaching moments”.

- B. Riley noted that since the project is being permitted as a “Limited Project”, it is not required to necessarily meet all performance standards.

Comments from the Commission:

- M. Varrell explained that he had been contacted by Pam Merrill from DEP regarding the project. She had issued a comment letter which M. Varrell read to the Commission. M. Varrell and B. Riley provided responses to the comments.
- The stormwater handbook states you cannot install porous pavement within 100-feet of the wetlands.
- S. Soltzberg noted some of the proposed rain-garden plants are not native.
- M. Varrell reported that a Board of Appeals Permit is not necessary but a Special Permit is required from the Planning Board.

Comments from the public:

- P. Carey stated the Finance Committee didn’t have any major issues with the project.

Motion to close the public hearing for NEWMAN FIELDS AND EASTMAN CONSERVATION AREA IMPROVEMENTS PROJECT (DEP File #234-726), by S. Soltzberg, seconded by C. Rhoades, approved 4-0-2. P. Alpert and A. Crocker abstained

Motion to issue an Order of Conditions for NEWMAN FIELDS AND EASTMAN CONSERVATION AREA IMPROVEMENTS PROJECT (DEP File #234-726), by C. Rhoades, seconded by P. Oehlkers, approved 4-0-1. P. Alpert abstained, A. Crocker not present

450 CHESTNUT STREET – continued ABBREVIATED NOTICE OF INTENT (DEP FILE #234-729)

Applicant: Elite Home Builders, LLC

Project: The project consists of the razing of a single-family house and the reconstruction of the driveway and utilities within the 100-foot Buffer Zone to Bordering Vegetated Wetlands.

Present for the Applicant: Diane Simonelli of Field Resources, Inc.

Supporting Documents include:

- WPA Form 3 – Notice of Intent and supporting documents received February 12, 2015
- Needham Wetlands Protection Bylaw Application for Permit received February 12, 2015
- Letter regarding wetland delineation for 450 Chestnut Street from Leah Basbanes, Wetland Consultant, dated February 20, 2015.
- **Plan entitled: “Conservation Commission Plan of Land 450 Chestnut Street Needham, Mass.”, prepared by Field Resources, Inc., stamped and signed by Bradley J. Simonelli, P.L.S. No. 47581, dated January 23, 2015 (revised March 3, 2015).**

P. Oehlkers recused himself as an abutter. P. Alpert opened the public hearing at 9:28 p.m. D. Simonelli represented the Applicant and presented the project to the Commission:

- The Hearing had been continued for DEP to issue a file number and for the submittal of a revised plan including the GIS located wetlands on the adjacent property and the corresponding Buffer Zone lines not shown on the Plans.
- M. Varrell indicated the revised plans had been submitted and he found them satisfactory.
- P. Alpert signed a Mullen Form stating he had read the minutes from the previous Hearing for 450 Chestnut Street that he had not attended.

Motion to close the public hearing for 450 CHESTNUT STREET (DEP File #234-729), by J. Carter Bernardo, seconded by C. Rhoades, approved 4-0-2. P. Oehlkers and A. Crocker abstained

Motion to issue an Order of Conditions for 450 CHESTNUT STREET (DEP File #234-729), by S. Soltzberg, seconded by C. Rhoades, approved 4-0-1. P. Oehlkers abstained, A. Crocker not present

OTHER BUSINESS

Continued REQUEST FOR CERTIFICATE OF COMPLIANCE – O TILLOTSON ROAD (DEP FILE #234-614)

M. Varrell explained that due to the snow, the Conservation staff is unable to accurately conduct the Certificate of Compliance site inspection at this time. The Certificate of Compliance discussion is continued to the April 9, 2015 Meeting.

REVIEW OF PLAN FOR APPROVAL – 415 WARREN STREET (DEP FILE #234-669 & #234-670)

M. Varrell explained that per Special Condition #5 of the Order of Conditions for 415 Warren Street (Lots 2A & 2B), the Conservation Commission must vote to approve the final house location plans that have been submitted.

Motion to approve the final house location plans for 415 Warren Street (Lots 2A & 2B) by J. Carter Bernardo, seconded by Cory Rhoades, approved 4-0-2, S. Soltzberg and A. Crocker abstained.

REQUEST FOR SINGLE DAY USE OF RIDGE HILL – BRAKING AIDS RIDE

M. Varrell explained the yearly single day use request for the Braking Aids Ride requires a vote by the Commission. The Commission has had no issues in the past with their use of Ridge Hill.

Motion to approve the use of Ridge Hill on September 25, 2015 (including prior year restrictions) for the Braking Aids Ride by C. Rhoades, seconded by J. Carter Bernardo, approved 6-0-0.

Motion to adjourn the meeting by J. Carter Bernardo, seconded by S. Soltzberg, approved 5-0-0.

The meeting was adjourned at 10:00 pm.

NEXT PUBLIC HEARING

Thursday, April 9, 2015 at 7:30 PM in the Public Services Administration Building, Charles River Room.